

## Glendale Caravan || August 30, 2023

Open Houses *Within* The Glendale Area

There is ONE GAOR Member With an Open House *Outside* The Glendale Area

List ID: **23303111**

PT: **Residential Lease 2644 E CHEVY CHASE DR, GLENDALE 91206**

Price: **\$6,000**



Status: **A** Area: 624 DOM: **6**  
 Bedrooms: **3** Baths: **3** Sqft: **3081** Lot: **5,354**  
 View?: **Y** Broker Yr Blt: **1928**  
 Property Sub Type: **Single Family Residence** Parcel Number: **5662020001**  
 Open House Type: **Broker** Open House URL:  
 Open House Dt(s): **08/30/2023**  
 Open House Starts: **10:00AM** Pool?: **N**  
 Open House Ends: **1:00PM** Showing Agent:  
 SLC:

LA: **Addora Beall** LA#: **818-521-5168**  
 LA State License: **01263640**  
 LO: **Coldwell Banker Hallmark Realty** LO#: **818-476-3000**  
 LO State License: **01079007**

Private Remarks: **Agents this home is not fenced, there are hedges so it may be a challenge for someone with a pet. A small dog or cat will be considered for an additional deposit. It's easy to show, text LA with day and time you want to show, 2 hrs notice please. LA will meet you there. Please use Rent Spree for tenant credit and criminal screening reports, tenant pays and you submit the report with proof of funds, and all supporting documents in one PDF to sellingglendale@gmail.com with "OFFER 2644 E CHEVY CHASE" in subject line. It's a beautiful home!**

List ID: **GD23159938**

PT: **Residential 332 CUMBERLAND RD, GLENDALE 91202**

Price: **\$2,685,000**



Status: **A** Area: 626 DOM: **4**  
 Bedrooms: **4** Baths: **3** Sqft: **3793** Lot: **11,506**  
 View?: **Y** Broker Yr Blt: **1936/PUB**  
 Property Sub Type: **Single Family Residence** Parcel Number: **5632022013**  
 Open House Type: **Broker** Open House URL:  
 Open House Dt(s): **08/30/2023**  
 Open House Starts: **10:00AM** Pool?: **Y**  
 Open House Ends: **1:00PM** Showing Agent: **Margi Simpkins**  
 SLC: **STD**

LA: **Margi Simpkins** LA#: **818-800-8604**  
 LA State License: **01244656**  
 LO: **Coldwell Banker Hallmark** LO#: **818-476-3000**  
 LO State License: **01079007**

Private Remarks: **Per Seller living area 3,793 sq.ft. Public Records show 3,145 sq.ft. Listing Broker, Agent and Seller do not represent or guarantee accuracy of the square footage, permitted or un-permitted spaces, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals & entities to satisfy themselves.**

List ID: **23303995**

PT: **Residential 1327 BRUCE AVE, GLENDALE 91202**

Price: **\$1,269,000**



Status: **A** Area: 626 DOM: **5**  
 Bedrooms: **3** Baths: **3** Sqft: **1919** Lot: **6,923**  
 View?: **N** Broker Yr Blt: **1934**  
 Property Sub Type: **Single Family Residence** Parcel Number: **5628007030**  
 Open House Type: **Broker** Open House URL:  
 Open House Dt(s): **08/30/2023**  
 Open House Starts: **10:00AM** Pool?: **N**  
 Open House Ends: **1:00PM** Showing Agent:  
 SLC: **STD**

LA: **Steve Sanders** LA#: **323-828-6471**  
 LA State License: **01367826**  
 LO: **Compass** LO#: **310-652-6285**  
 LO State License: **01991628**

Private Remarks: **First showing this Sunday 8/27 from 2-5. Please contact Blake Stargel at 213-330-6614 or LA #1 for all showing requests. Buyer(s) to do their own due diligence in satisfying their investigation of all matters affecting the property including, but not limited to verifying all MLS/City/County/Square Footage/Permits/Records/lot, tract, zoning, codes, bed/bath counts, schools, etc. The fireplace is decorative.**

List ID: **GD23158390**

PT: **Residential 3217 DORA VERDUGO DR, GLENDALE 91208**

Price: **\$2,998,000**



Status: **A** Area: 627 DOM: **6**  
 Bedrooms: **5** Baths: **4** Sqft: **4325** Lot: **10,049**  
 View?: **Y** Broker Yr Blt: **1987/ASR**  
 Property Sub Type: **Single Family Residence** Parcel Number: **5616011023**  
 Open House Type: **Broker** Open House URL:  
 Open House Dt(s): **08/30/2023**  
 Open House Starts: **10:00AM** Pool?: **Y**  
 Open House Ends: **1:00PM** Showing Agent: **Arthur Mangassarian**  
 SLC: **STD**

LA: **Arthur Mangassarian** LA#: **818-636-8899**  
 LA State License: **00751703**  
 LO: **Re/Max Tri-City Realty** LO#: **818-409-0040**  
 LO State License: **01038441**

Private Remarks:

## Glendale Caravan || August 30, 2023

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List ID: **GD23157497**

PT: **Residential 1221 ALAMEDA AVE, GLENDALE 91201**

Price: **\$1,024,900**



Status: **A** Area: 626  
 Bedrooms: **3** Baths: **2** Sqft: **1466**  
 View?: **N** **Broker**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Broker**  
 Open House Dt(s): **08/30/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **3**  
 Lot: **5,086**  
 Yr Blt: **1937/ASR**  
 Parcel Number: **5621013024**  
 Open House URL:

Pool?: **N**  
 Showing Agent: **Edwin Ordubegian**  
 SLC: **STD,TRUS**

LA: **Edwin Ordubegian**  
 LA State License: **01264835**  
 LO: **Coldwell Banker Hallmark**  
 LO State License: **01079007**

LA#: **818-631-3324**  
 LO#: **818-790-8300**

Private Remarks: **Easy showings: Call or Text Edwin @ 818-631-3324. This is a trust sale! Property strictly SOLD in AS-IS condition without any repairs or credit. Buyer is advised to independently investigate all aspects of the property and verify the accuracy of Any/All info including sq.ft and size provided through personal inspection and with appropriate professionals with their full satisfaction. Broker and agents does not guarantee the accuracy of the info. provided in regards ordinances, conditions or features of the property provided by the seller or from public record. No Escalation Clause or blind offers will be entertained. Deadline for offers will be updated in MLS. Email offers with proof of funds and per-approval letter. Property photos is virtually staged. Small garage might not fit 2 cars.**

List ID: **P1-14746**

PT: **Residential 7114 TERRAPIN WAY, TUJUNGA 91042**

Price: **\$970,000**



Status: **A** Area: 659  
 Bedrooms: **3** Baths: **2** Sqft: **1915**  
 View?: **Y** **Public**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Public**  
 Open House Dt(s): **08/30/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **13**  
 Lot: **6,820**  
 Yr Blt: **1993**  
 Parcel Number: **2565006073**  
 Open House URL:

Pool?: **N**  
 Showing Agent: **STD**  
 SLC: **STD**

LA: **John Hickey**  
 LA State License: **00985364**  
 LO: **Engel & Volkers La Canada/Dilbeck RE**  
 LO State License: **02221897**

LA#: **(818) 434-6696**  
 LO#: **(818) 261-6869**

Private Remarks: **Some mapping programs send you to wrong address. Do NOT go to Wyngate Ave by mistake. Address is 7114 Terrapin Way. Tax rolls also show 10440 Samoa. Please provide 2 hour notice. https://calendly.com/jfhrealtor/7114-terrapin-way Open House 8/20/23 is cancelled. Please.. NO showings on 8/20/23 due to weather.**

GAOR Member With Open Houses **Outside** The Glendale Area

List ID: **GD23080194**

PT: **Residential 548 MONTECITO DR, LOS ANGELES 90031**

Price: **\$1,888,888**



Status: **A** Area: 679  
 Bedrooms: **4** Baths: **4** Sqft: **4000**  
 View?: **Y** **Public**  
 Property Sub Type: **Single Family Residence**  
 Open House Type: **Public**  
 Open House Dt(s): **08/30/2023**  
 Open House Starts: **10:00AM**  
 Open House Ends: **1:00PM**

DOM: **50**  
 Lot: **5,245**  
 Yr Blt: **1992/ASR**  
 Parcel Number: **5303007028**  
 Open House URL:

Pool?: **N**  
 Showing Agent: **Andrew Izquierdo**  
 SLC: **STD**

LA: **Andrew Izquierdo**  
 LA State License: **02036289**  
 LO: **Las Casas Realty, Inc.**  
 LO State License: **00804434**

LA#: **626-688-4035**  
 LO#: **323-254-2206**

Private Remarks: **PRIVATE REMARKS: All offers due by August 01, 2023 at 5PM. The seller and the listing broker/agent do not guarantee the accuracy of the square footage, lot size, boundaries or other information concerning the size, conditions, materials or features of the property provided by the construction company, third parties, or obtained from Public Records or other sources.**